RNI No. MAHBIL /2009/31745

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग एक—मध्य उप-विभाग

वर्ष १२, अंक २५] बुधवार, एप्रिल ८, २०२६/चैत्र १८, शके १९४८ [पृष्ठे ८, किंमत : रुपये ४.००

असाधारण क्रमांक ६१

प्राधिकृत प्रकाशन

नगरविकास विभाग

४ था मजला, मुख्य इमारत, मंत्रालय, मादाम कामा मार्ग, हुतात्मा राजगुरू चौक,
मुंबई ४०० ०३२, दिनांक ६ एप्रिल २०२६.

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्रमांक टिपीएस-१८२५/अनौसं-३८/प्र.क्र.११७/२०२५/कलम ३७(१कक)(ग) व कलम २०(४)/नवि-१३.— ज्याअर्थी, महाराष्ट्र शासनाने राज्यातील बृहन्मुंबई महानगरपालिका, व काही नियोजन प्राधिकरणे वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरिता लागु करावयाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीस (यापुढे जिचा उल्लेख "उक्त युडीसीपीआर नियमावली" असा करण्यात आलेला आहे) महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आलेला आहे) मधील तरतुदीनुसार, शासन अधिसूचना क्र. टिपीएस-१८१८/प्र.क्र.२३६/१८/ वियो. व प्रायो./कलम ३७ (१कक) (ग) व कलम २०(४)/नवि-१३, दिनांक २ डिसेंबर २०२० अन्वये मंजुरी दिली असून उक्त युडीसीपीआर नियमावली दिनांक ३ डिसेंबर २०२० पासून अंमलात आली आहे;

आणि ज्याअर्थी, उक्त युडीसीपीआर नियमावलीच्या विनियम क्र.६.२.२ मधील तक्ता क्र.६E मधील अनुक्रमांक ८ येथे स्टेडियम सह पॅव्हेलियिन विकसित करण्याबाबत तरतूद समाविष्ट आहे;

आणि ज्याअर्थी, उक्त युडीसीपीआर नियमावलीमध्ये या सूचनेसोबतच्या परिशिष्ट-अ मध्ये नमूद केल्याप्रमाणे एकात्मिक क्रिडा संकुल (Integrated Sports Complex) अंतर्गत स्टेडियम, क्रिडांगण, बंदिस्त क्रिडासंकुल यासह सर्व प्रकारच्या राष्ट्रीय व आंतरराष्ट्रीय दर्जाच्या क्रिडा स्पर्धासाठी आवश्यक ती मोकळी मैदाने / बांधकाम, प्रेक्षक गॅलरी, खेळाडूंची निवासस्थाने, ट्रेनिंग व्यवस्था, अनुषंगीक कर्मचारी निवासस्थाने / कार्यालये या वापरां व्यतिरिक्त काही क्षेत्रावर तारांकित हॉटेल, क्रिडा सुविधा इ. प्रयोजनाकरिता बांधकाम अनुज्ञेय करण्याचे दृष्टीकोनातून उक्त युडीसीपीआर नियमावलीच्या विनियम क्र.६.२.२ मधील तक्ता क्र.६E मध्ये नवीन तरतूद अनुक्रमांक ९ समाविष्ट करणे तसेच विनियम क्र.४.२७.५ सुधारित करणे आवश्यक आहे असे शासनाचे मत झाले आहे व त्यासाठी उक्त युडीसीपीआर नियमावलीमध्ये सुधारणा करणे आवश्यक झाले आहे (यापुढे ज्याचा उल्लेख "उक्त फेरबदल" असा करण्यात आलेला आहे);

आणि ज्याअर्थी, शासनाने उक्त अधिनियमाच्या कलम ३७(१कक)(क) व कलम २०(३) मधील तरतुदीप्रमाणे शासनास प्राप्त अधिकारांचा वापर करून सूचना क्र.टिपीएस-१८२५/अनौसं-३८/प्र.क्र.११७/२०२५/ कलम ३७(१कक)(क) व कलम २०(३)/नवि-१३, दि.१८.०९.२०२५ रोजी प्रसिद्ध करून सुचनेसोबत जोडलेल्या "परिशिष्ट-ब" मध्ये नमूद केलेनुसार, उक्त प्रस्तावित फेरबदलाच्या

अनुषंगाने आम जनतेकडून सूचना/हरकती मागविल्या आहेत आणि संबंधितांची सुनावणी घेऊन शासनाकडे उक्त अधिनियमाच्या कलम ३७(१ककक)(क) व कलम २०(३) मधील तरतुदीप्रमाणे नमूद वैधानिक कार्यवाही पूर्ण करून अहवाल सादर करण्यासाठी शासनाने संबंधित विभागीय सहसंचालक, नगररचना यांची 'अधिकारी' म्हणून नियुक्ती केली आहे. (यापुढे ज्याचा उल्लेख 'उक्त अधिकारी' असा करण्यात आलेला आहे);

आणि ज्याअर्थी, उक्त दि.१८.०९.२०२५ रोजीची सूचना **महाराष्ट्र शासन राजपत्र** असाधारण भाग-१, मध्ये उप विभाग पुरवणी मध्ये, दिनांक १८ सप्टेंबर, २०२५ मध्ये पृष्ठ क्र.१-७ वर प्रकाशित करण्यात आली होती आणि उक्त अधिकारी यांनी त्यांचा आपला अहवाल उक्त अधिनियमाच्या कलम ३७(१ क क) आणि कलम २०(३) अंतर्गत विहित केलेली वैधानिक कार्यवाही पूर्ण केल्यानंतर संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेमार्फत शासनास सादर केला आहे;

आणि ज्याअर्थी, संबंधित उक्त नियुक्त अधिकारी यांचे अहवाल विचारात घेतल्यानंतर आणि संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर उक्त फेरबदल, काही किरकोळ बदलांसह मंजूर करणे आवश्यक असल्याचे शासनाचे मत झाले आहे;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३७ (१ककक) (ग) आणि कलम २०(४) अन्वये प्रदत्त असलेल्या अधिकारांचा वापर करून शासन याद्वारे :—

(अ) मंजूर UDCPR नियमावलीमध्ये एकात्मिक क्रिडा संकुल (Integrated Sports Complex) अंतर्गत स्टेडियम, क्रिडांगण, बंदिस्त क्रिडासंकुल यासह सर्व प्रकारच्या राष्ट्रीय व आंतरराष्ट्रीय दर्जाच्या क्रिडा स्पर्धासाठी आवश्यक ती मोकळी मैदाने / बांधकाम, प्रेक्षक गॅलरी, खेळाडूंची निवासस्थाने, ट्रेनिंग व्यवस्था, अनुषंगीक कर्मचारी निवासस्थाने / कार्यालये या वापरां व्यतिरिक्त काही क्षेत्रावर तारांकित हॉटेल, क्रिडा सुविधा इ. प्रयोजनाकरिता बांधकाम अनुज्ञेय करण्याचे दृष्टीकोनातून नवीन तरतूद समाविष्ट करणेसाठी (सोबतच्या परिशिष्ट-अ मध्ये सविस्तरपणे नमूद केल्याप्रमाणे) शासनाची मंजुरी देण्यात येत आहे.

(ब) सदर मंजूर फेरबदल, सदर अधिसूचना **शासन राजपत्रात** प्रसिध्द झाल्याच्या दिनांकापासून अंमलात येईल, असे निश्चित करीत आहे.

सदरची अधिसूचना, कामकाजाचे दिवशी एक महिन्याच्या कालावधीकरीता जनतेच्या अवलोकनार्थ सर्व संबंधित नियोजन प्राधिकरणे आणि नगररचना आणि मुल्यनिर्धारण विभागाची जिल्हा शाखा कार्यालये या कार्यालयांमध्ये उपलब्ध राहील.

सदरची अधिसूचना शासनाचे संकेतस्थळ *www.maharashtra.gov.in* (कायदे / नियम) वर उपलब्ध राहील.

परिशिष्ट –अ

शासन नगरविकास विभागाकडील अधिसूचना क्र. टिपीएस-१८२५/अनौसं-३८/प्र.क्र.११७/२०२५/ कलम ३७(१ककक)(ग) व कलम २०(४)/नवि-१३, दिनांक ६ एप्रिल २०२६

(I) The following New Provision at Sr. No.9- "Integrated Sports Complex" is added in Table No.6E in the Regulation No.6.2.2 of Unified Development Control and Promotion Regulations (UDCPR) For Maharashtra State As Follows -

Sanctioned Provision :—

Table No.6E

Sr. No.	Type of Building	Minimum road width required	Minimum marginal distances	Other stipulations
1	2	3	4	5
9	Integrated Sports Complex	I. 12.0 mtr. in case of Development Plan. II. 18.0 mtr. in case of Regional Plan	Front - 12.0 m. (only on one major road). 6.0 m. on all remaining sides	i. The minimum area for the Integrated Sports Complex shall be 5 Hect. for the Authorities as Mentioned in UDCPR Regulation No.1.3.14 in Mumbai Metropolitan Region and 10 Hect. for the Authorities situated in rest of the Region. Such 10 Hect. or 5 Hect. area shall be situated in one place.

				ii. It shall be mandatory to utilize minimum 70% area of the total area of the Integrated Sports Complex for the purpose of Play Ground / Stadium / Open Grounds / allied constructions for the such uses, Audience Gallery / Residence for Sport Persons or Athlete residency / Training Management and other allied uses such as Workers Residence / Offices / Toilets / Swimming Pool etc. iii. Remaining 30% area of the Integrated Sports Complex shall be utilized and permissible for the uses such as Star Category Hotels, Integrated Stores Facilities / Sports Shops / Mall / Stores / Rest Rooms etc. iv. The maximum permissible FSI allowed for Integrated Sports Complex shall be basic 1.1 & Ancillary FSI allowed. v. In the Development / Regional Plan, if any land is reserved or designated for the purpose of Play Ground, stadium or if any land situated in the developable zones such as Residential Zone, Commercial Zone, Industrial Zone, Public / Semi Public Zone having an area of 5 Hect. or more in the Mumbai Metropolitan Region area/ 10 hect. or more in the rest of region, then development or re-development of the "Integrated Sports Complex" shall be permissible on the said reservation / designated land / land situated in aforesaid developable zone. However, Integrated Sports Complex shall not be allowed in congested area. vi. Appropriate Authority for development/ redevelopment of the said reservation shall be concerned Planning Authority or State Sports Department Also, such Authority may allow the landowner to develop the entire reservation for the intended purpose only." vii. Such reservation can also be developed jointly by the State Sports Department, and Planning Authority viii. Other provisions for development of Integrated Sports Complex shall be permissible as per the provisions of UDCPR.

(II) The Regulation No. – 4.27.5 in of Unified Development Control and Promotion Regulations (UDCPR) is revised as Follows :—

Regulation No.	Sanctioned Provision	Proposed Modification
4.27.5	b) Stadium / Sports Complex - In addition to the uses permissible in playground mentioned above, shops/ offices below the spectators 'tiered gallery may be permitted. Permissible FSI shall be as mentioned in Regulation No. 6.2.2 Table 6-E Sr. No. 8.	b) (i) Stadium / Sports Complex - In addition to the uses permissible in playground mentioned above, shops/ offices below the spectators' tiered gallery may be permitted. Permissible FSI shall be as mentioned in Regulation No. 6.2.2 Table 6-E Sr.No.8. b) (ii) In case of integrated sports complex reservation, permissible FSI and user shall be as per Reg. No 6.2.2, Table 6E serial no. 9

(III) New Provision No.4.8(vi), 4.10 (xi) & 4.11 (xxxxv) is added in the Unified Development Control and Promotion Regulations (UDCPR) as Follows :—

New Provision No. 4.8 (vi) – Industrial Zone	Integrated Sports Complex subject to provision of Regulation No.6.2.2, Table No.6E, Serial No.9
New Provision No.4.10 Public / Semi Public Zone (xi)	Integrated Sports Complex subject to provision of Regulation No.6.2.2, Table No.6E, Serial No.9
New Provision No.4.11 agriculture zone (xxxxv)	Integrated Sports Complex subject to provision of Regulation No.6.2.2, Table No.6E, Serial No.9

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

प्रणव कर्पे,
शासनाचे उप सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 6th April 2026.

NOTIFICATION

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS-1825/UOR-38/CR.117/2025/Sec.37(1AA)(c) & Sec-20(4)/UD-13.— Whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations (UDCPR)(hereinafter referred to as "the said UDCPR Regulations") for the state except Municipal Corporation of Greater Mumbai, and some Planning Authorities under the provisions of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") *vide* Notification No.TPS-1818/CR.238/18/DP. and RP./Sec.37 (1AA) (c) & sec.20(4)/UD-13, dated 02/12/2020 and the said UDCPR regulations are come into force from dt.03.12.2020;

And whereas, there is provision No.6.2.2, in the Table No.6E in Sr.No.8 to develop the Stadium with Pavilion in the said Regulation;

And whereas, the Government of Maharashtra is of the opinion that, it is necessary to include a New Provision No.9 in the Table No.6E of Regulation No.6.2.2 & to revised Regulation No.4.27.5 of the said UDCPR Regulation in respect of the Integrated Sports Complex for the purpose of Stadium, Play Grounds, Indoor Sports Complex, Open Grounds, Buildings required for the National and International Level Sports Competitions, Spectator Galleries, Accommodation for Players, Training Facilities, Residential Quarters/Offices on the specific area etc. and in addition to these uses, it is also necessary to permit construction on some part of the area for Star Category Hotels, Sports-related facilities, etc. and for that purpose it is necessary to modify the said UDCPR Regulation, as mentioned in Schedule-A appended with this notice (hereinafter referred to as "the said Modification Proposal") ;

And whereas, in exercise of the powers conferred under section 37(1AA) and section 20(3) of the said Act and all other powers enabling in that behalf, the Government has published a Notice No. TPS-1825/UOR-38/CR.117/2025/Sec.37(1AA)(a) & Sec-20(3)/UD-13, dt.18.09.2025 for inviting suggestions / objections from general public in respect to the Proposed Modification as mentioned in the Schedule-B appended to the said notice and appointed the concerned Divisional Joint Director of Town Planning as an 'Officer' (hereinafter referred to as 'the said Officer') to completed procedure as stipulated under section 37(1AA) and section 20(3) of the said Act and to submit report on the objections / suggestions received in respect of the Proposed Modification to the Government after giving hearing to the concerned persons;

And whereas, the said Notice dated 18.09.2025 was published in the *Maharashtra Government Gazette* Extra Ordinary Part-1, Central Sub-Division dated 18th September, 2025 in the Page No.1 to Page No.7 and the said Officers have submitted their report to government through the Director of Town Planning, Maharashtra State, after completing the legal procedure stipulated under section 37(1AA) and section 20(3) of the said Act;

And whereas, after considering the report of the said Officers and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the said modification is required to be sanctioned with some minor changes;

Now therefore, in exercise of the powers conferred upon it under section 37(1AA) (c) and 20(4) of the said Act, the Government hereby :—

A. The State Government herewith accord sanction to the proposed modification to include a New Provision No.9 in the Table No.6E of Regulation No.6.2.2 & to revised Regulation No.4.27.5 of the said UDCPR Regulation in respect of the Integrated Sports Complex for the purpose of Stadium, Play Grounds, Indoor Sports Complex, Open Grounds, Buildings required for the National and International Level Sports Competitions, Spectator Galleries, Accommodation for Players, Training Facilities, Residential Quarters/Offices on the specific area etc. and in addition to these uses, it is also necessary to permit construction on some part of the area for Star Category Hotels, Sports-related facilities as described more specifically in the Schedule-A appended herewith.

B. Fixes the date of publication of this Notification in the *Official Gazette* as the date of coming into force of this modification.

This Notification shall be kept open inspection to the general public in the office of all concerned Planning Authorities and District Offices of Town Planning and Valuation Department for the period of one month, on all working days.

This Notification is also available on the Government website *www.maharashtra.gov.in* (Acts / Rules)

Schedule – A

Government in Urban Development Department Notification No.

TPS-1825/UOR-38/CR.117/2025/Sec.37(1AA)(c) & Sec-20(4)/UD-13, Dt.06.04.2026

(1) The following New Provision at Sr. No.9- "Integrated Sports Complex" is added in Table No. 6E in the Regulation No.6.2.2 of Unified Development Control and Promotion Regulations (UDCPR) For Maharashtra State As Follows -

Sanctioned Provision :-

Table No.6E

Sr. No.	Type of Building	Minimum road width required	Minimum marginal distances	Other stipulations
1	2	3	4	5
9	Integrated Sports Complex	I. 12.0 mtr. in case of Development Plan. II. 18.0 mtr. in case of Regional plan.	Front - 12.0 m. (only on one major road). 6.0 m. on all remaining sides	i. The minimum area for the Integrated Sports Complex shall be 5 Hect. for the Authorities as Mentioned in UDCPR Regulation No.1.3.14 in Mumbai Metropolitan Region and 10 Hect. for the Authorities situated in rest of the Region. Such 10 Hect. or 5 Hect. area shall be situated in one place. ii. It shall be mandatory to utilize minimum 70% area of the total area of the Integrated Sports Complex for the purpose of Play Ground / Stadium / Open Grounds / allied constructions for the such uses, Audience Gallery / Residence for Sport Persons or Athlete residency / Training Management and other allied uses such as Workers Residence / Offices / Toilets / Swimming Pool etc.

				iii. Remaining 30% area of the Integrated Sports Complex shall be utilized and permissible for the uses such as Star Category Hotels, Integrated Stores Facilities / Sports Shops / Mall / Stores / Rest Rooms etc. iv. The maximum permissible FSI allowed for Integrated Sports Complex shall be basic 1.1 & Ancillary FSI allowed. v. In the Development / Regional Plan, if any land is reserved or designated for the purpose of Play Ground, stadium or if any land situated in the developable zones such as Residential Zone, Commercial Zone, Industrial Zone, Public / Semi Public Zone having an area of 5 Hect. or more in the Mumbai Metropolitan Region area/ 10 hect. or more in the rest of region, then development or re-development of the "Integrated Sports Complex" shall be permissible on the said reservation / designated land / land situated in aforesaid developable zone. However, Integrated Sports Complex shall not be allowed in congested area. vi. Appropriate Authority for development/ redevelopment of the said reservation shall be concerned Planning Authority or State Sports Department Also, such Authority may allow the landowner to develop the entire reservation for the intended purpose only." vii. Such reservation can also be developed jointly by the State Sports Department, and Planning Authority viii. Other provisions for development of Integrated Sports Complex shall be permissible as per the provisions of UDCPR.

(II) The Regulation No.—4.27.5 in of Unified Development Control and Promotion Regulations (UDCPR) is revised as Follows :—

Regulation No.	Sanctioned Provision	Proposed Modification
4.27.5	(b) Stadium / Sports Complex - In addition to the uses permissible in playground mentioned above, shops/ offices below the spectators 'tiered gallery may be permitted. Permissible FSI shall be as mentioned in Regulation No. 6.2.2 Table 6-E Sr. No. 8.	(b) (i) Stadium / Sports Complex - In addition to the uses permissible in playground mentioned above, shops/ offices below the spectators' tiered gallery may be permitted. Permissible FSI shall be as mentioned in Regulation No. 6.2.2 Table 6-E Sr.No.**8**. (b) (ii) In case of integrated sports complex reservation, permissible FSI and user shall be as per Reg. No 6.2.2, Table 6E Serial No. 9

(III) New Provision No. 4.8(vi), 4.10 (xi) & 4.11 (xxxxv) is added in the Unified Development Control and Promotion Regulations (UDCPR) as Follows :—

New Provision No. 4.8 (vi) – Industrial Zone	Integrated Sports Complex subject to provision of Regulation No.6.2.2, Table No.6E, Serial No.9
New Provision No.4.10 Public / Semi Public Zone (xi)	Integrated Sports Complex subject to provision of Regulation No.6.2.2, Table No.6E, Serial No.9
New Provision No.4.11 agriculture zone (xxxxv)	Integrated Sports Complex subject to provision of Regulation No.6.2.2, Table No.6E, Serial No.9

By order and in the name of the Governor of Maharashtra,

PRANAV KARPE,
Deputy Secretary to Government.

ON BEHALF OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATION, PRINTED AND PUBLISHED BY DIRECTOR, RUPENDRA DINESH MORE, PRINTED AT GOVERNMENT CENTRAL PRESS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004 AND PUBLISHED AT DIRECTORATE OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATIONS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004. EDITOR : DIRECTOR, RUPENDRA DINESH MORE.